Agenda – Executive Policy Committee – December 7, 2005

Report - Standing Policy Committee on Property and Development - November 29, 2005

Item No. 24 Street Opening - Turnaround area to be dedicated as Snow Street File DAO 3/2005

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submits the following to Council:

1. That the street opening shown on Misc. Plan No. 12692 be approved.

2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan No. 12692.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – December 7, 2005

Report - Standing Policy Committee on Property and Development - November 29, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 22, 2005, the Riel Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: DAO 3/2005 – PROPOSED OPENING OF A TURNAROUND AREA TO BE DEDICATED AS SNOW STREET

For submission to:	**The Riel Community Committee**
Report date:	**November 4, 2005**
Recommendations:	**1. That the proposed street opening as shown on Misc. Plan No. 12692 be approved.** **2. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan No. 12692, subject to the approval of the Standing Policy Committee on Property and Development.** **3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.**

REPORT SUMMARY

Key Issues:

- One of the conditions of DASSF 512/98, an application to subdivide certain lands at the rear of the Victoria General Hospital site adjacent to Snow Street, was that no building permits would be issued to the lots adjoining Snow Street until the applicant had constructed a turnaround area at the south terminus of the street.

- The owner of 80 Snow Street, Southwood Estates Inc., wishes to construct the turnaround area so that it may proceed with the development of the lot. It is now appropriate to initiate the process by which the turnaround area is formally dedicated as part of Snow Street.

Implications of the Recommendation(s):

General implications:

X	None
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

	Within approved current and/or capital budget
	Current and/or capital budget adjustment required

Comment(s):

- All costs associated with this proposal will be borne by the Applicant. There are no financial implications for the City of Winnipeg.

REASON FOR THE REPORT:

All street and lane openings not previously approved by Council require the consideration of the Community Committee.

HISTORY:

In 1998, the Planning, Property and Development Department approved DASSF 512/98, an application to subdivide certain lands at the rear of the Victoria General Hospital site adjacent to Snow Street. One of the conditions of the approval of the subdivision application was that no building permits would be issued to the lots adjoining Snow Street until the applicant had constructed a turnaround area at the south terminus of the street.

There are two lots affected by the condition regarding building permits. The Victoria General Hospital has sold the lot at 80 Snow Street and has retained the lot on the west side of the street. The owner of 80 Snow Street, Southwood Estates Inc., has initiated the construction of the turnaround area so that it may proceed with the development of the lot. Southwood Estates will be responsible for all costs associated with the project.

DISCUSSION:

Administrative Approval

The proposal has been considered by all affected City departments and public utilities. There are no administrative objections to the closing, subject to the Applicant fulfilling his obligations with respect to Council's approval of rezoning application DAZ 227/2005, and subject to the solicitor for Southwood Estates providing a letter from the Victoria General Hospital consenting to the dedication of its property as Snow Street.

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Planning, Property and Development Department – Community Planner, Geomatics and Zoning & Permits Branches

Corporate Finance Department – Local Improvements

Public Works Department – Transportation Division

Water and Waste Department – Engineering Division

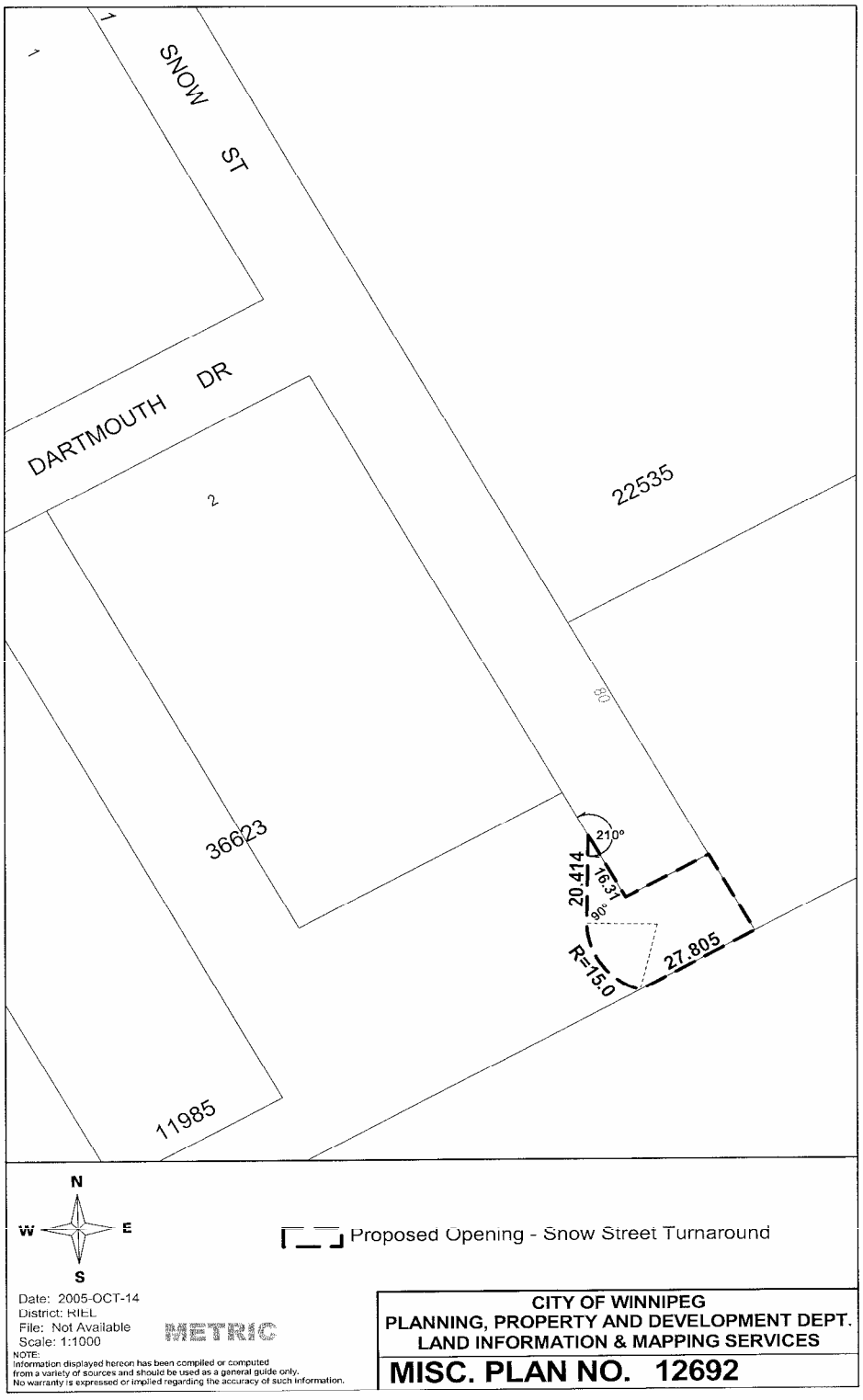
Centra Gas, Manitoba Hydro

MTS Communications and Shaw Cable did not respond to the request for their comments on this proposal.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Development and Inspections
Prepared by: Glenn Halldorson, Real Property Officer
PPD File #: DAO 3/05

Document name: v:\word\daoc\dao3_05rpt.doc


1
1
SNOW ST
DARTMOUTH DR
2
22535
80
36623
21.0°
20.414
16.31
90°
R=15.0
27.805
11985
N
W
E
S
Proposed Opening - Snow Street Turnaround
Date: 2005-OCT-14
District: RIEL
File: Not Available
Scale: 1:1000
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12692